

CERTIFICATE OF PURCHASE AT AUCTION

PUBLIC SALE

We, the undersigned personal; representatives of the estate of David Grafton Tyler, will sell at public auction on premises located 4 miles north of Frederick, Md. and 1 mile north of Yellow Springs, off Bethel Rd., along Ford Rd., on:

SATURDAY, JULY 26, 1975

AT 10:00 A.M.

PERSONAL PROPERTY & ANTIQUES

Home Comfort cook stove, wood or coal heatrola, curved glass china closet, TV, treadle sewing machine, oak extension table, wind-up phonograph and records, oak kitchen clock, balance scales, Rayo lamp, oak kitchen cabinet, base cabinet, straight chairs, trombone, rocker, square oak stand, marble top walnut buffet, some old picture frames, old dishes including German cups and saucers, water set, pressed glass, master and individual salts, etc., hand bell, gold ring, iron, beds, washstand, oak buffet, wardrobe, radio, maple rocker, iron griddle, lantern, oak washstand, rocker, clothes basket, trunks, blanket chest, World War I uniform and helmet, canning jars, crocks, refrigerator, wood bench, stepladder, large press and bench, meat board, iron kettle, 6 gal. milk can, corn sheller, 2 hp. Hudson 10 gal. power sprayer, rotary lawn mower, spring tooth harrow, 3 shovel plow, 20 ft. ladder, circular saw blades, lot of lumber, saw rig on wheels, Model A Ford motor, wheelbarrow, 40 ft. extension ladder, truck chassis, garden plow, building jack, chain hoist, 1/2" electric drill, pipe jack, furniture clamps, C clamps, hydraulic jack, hand drill press, grindstones, grain cradle, pitcher pump, Syracuse horse drawn plow, lot of hand tools, jack hammer, complete set of blacksmith's tongs, forge blower, anvil, bolt cutters, bench vice, lot of horseshoes and shoeing equipment, rim stretcher, Poland 20" chain saw, and lot of miscellaneous not mentioned.

G.M.C. 1/2 TON PICKUP TRUCK.

FARMALL CUB TRACTOR.

REAL ESTATE

TO BE OFFERED AT 1:00 P.M.

PARCEL I — All that lot or parcel of land situated and lying in Tuscarora Election District of Frederick County, Maryland, and it being a part of a tract of land called "The Paper Factory" and containing approximately 17.89 acres, more or less, improved by a 2 story metal roof stone house containing 4 rooms and full basement. Further improved by numerous and various outbuildings. Being part of the same real estate conveyed in a deed dated April 15, 1921, from Daniel J. Young and Sarah P. Young, his wife, unto David Grafton Tyler, recorded in Liber 335, folio 402, one of the Land Records of Frederick County, Md.

PARCEL II — All that lot or parcel of mountain land situated, lying and being in Tuscarora Election District, Frederick County, Md., containing 27-1/2 acres, more or less, being the same real estate conveyed in a deed dated October 22, 1934, from William H. Holtz and Annie E. Holtz, his wife, recorded in Liber 397, folio 445, One of the Land Records of Frederick County, Md.

PARCEL III — All that lot or parcel of mountain land situated, lying and being in Tuscarora Election District, Frederick County, Maryland, said parcel containing approximately 24.8 acres, more or less. Being the same real estate conveyed in a deed dated March 1, 1927, from Charles L. Renn and Nannie M. Renn, his wife, recorded Liber 360, folio 517. One of the Land Records of Frederick County, Md.

For inspection of real estate call Austin Bender, 662-4363.
Terms: Personal Property — Cash on day of sale plus 4% Md. Sales tax. Not responsible for accidents.

Real Estate — A cash deposit of 10% of the purchase price will be required of the purchaser or purchasers on day of sale, balance within 30 days. Taxes to be adjusted as of date of settlement when possession will be given. All cost of conveyancing including transfer and recordation tax shall be borne by the purchaser or purchasers.

**HALLIE LEWIS
ROBERTA F. BENDER
Personal Representatives**

Sale conducted by:
ROBERT MEUNIER, Auctioneer

Thurmont, Md. 271-0800

HAROLD WILLIARD, Clerk

MARY E. STORM, Attorney

LUNCH RIGHTS RESERVED

**STORM AND STORM
ATTORNEYS AT LAW
FREDERICK, MARYLAND**

The undersigned hereby certify that at the public auction sale held on July 26, 1975, pursuant to the attached advertisement, the following property: Parcel I - All that lot or parcel of land situated and lying in Tuscarora Election District of Frederick County, Md., and it being a part of a tract of land called "The Paper Factory" and containing approximately 17.89 acres, more or less; improved by a 2 story metal roof stone house containing 4 rooms & full basement; further improved by numerous and various outbuildings; being part of the same real estate conveyed in deed dated April 15, 1921, from Daniel J. Young and wife unto David Grafton Tyler, recorded in Liber 335, folio 402 one of the Land Records of Frederick County, Md.; and Parcel II - All that lot or parcel of mountain land situated lying and being in Tuscarora Election District, Frederick County, Maryland, containing 27-1/2 acres, more or less being the same real estate conveyed in a deed dated October 22, 1934, from William H. Holtz and Annie E. Holtz, his wife, recorded in Liber 397, folio 445, one of the Land Records aforesaid; and Parcel III - All that lot or parcel of mountain land situated, lying and being in said Election District, said County, and said State, said parcel containing approximately 24.0 acres, more or less; being the same real estate conveyed in a deed dated March 1, 1927 from Charles L. Renn and Nannie M. Renn, his wife, recorded among the said Land Records in Liber 360, folio 517, was sold by Hallie Lewis and Roberta F. Bender, Personal Representatives for the estate of David Grafton Tyler, deceased, and was sold to and purchased by

John E. Harvey, Md.

at and for the price of 58,000.00 of which 5,800.00 has been paid as a down payment, in the form of check. The purchasers agree to complete the transaction in accordance with the advertisement, and, under the penalty of perjury they do state that they did not indirectly or directly discourage any one from bidding for said property and that they did not act for any other person and there are no other principals involved except NONE

Special conditions, if any: Parcel II sold subject to a 10% down payment on the existing mortgage on the property. The purchaser is to pay the balance of the mortgage on or before 10/1/76. If not paid, the property will be sold to satisfy the mortgage. The purchaser is to pay the balance of the mortgage on or before 10/1/76. If not paid, the property will be sold to satisfy the mortgage. The purchaser is to pay the balance of the mortgage on or before 10/1/76. If not paid, the property will be sold to satisfy the mortgage. (*SEAL)

Purchaser

John E. Harvey

(SEAL)

Purchaser

Hallie Lewis

Hallie Lewis, Personal Representative

Roberta F. Bender

Roberta F. Bender, Personal Representative

in the estate of David Grafton Tyler, deceased.

WITNESS:

Robert M. Meunier

Robert M. Meunier, Auctioneer